



TOWN OF FISHKILL
Offices of Municipal Development
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PLANNING BOARD MEETING AGENDA FOR OCTOBER 13, 2005

The Planning Board Meeting will be held on Thursday, October 13, 2005 at 7:00 p.m. until 11:00 p.m. in the Town Meeting Room, 807 Route 52, Fishkill, New York. Agenda items that are not reviewed by 11:00 p.m. will be placed on the next Planning Board Meeting Agenda.

REQUESTS FOR EXTENSIONS:

1. **The Waterfront @ Fishkill - Chelsea Firehouse - Subdivision** - Applicant to request a ninety (90) day extension of the Resolution of Final Approval.
2. **The Waterfront @ Fishkill - Chelsea Firehouse - Site Development Plan** - Applicant to request a six (6) month extension of the Resolution of Final Approval.

NEW SUBMITTALS:

1. **Healey Chrysler/Plymouth/Dodge/Jeep/Eagle, LLC - Amended Site Development Plan** - Applicant requests approval to amend the existing Site Development Plan approval to pave the existing gravel inventory parking area at the south end of the property, construct a 2,000 square foot storage building and to pave and add lighting to the existing gravel inventory parking area at the north end of the property. The project site consists of two (2) parcels that are located at 557 Route 52, in the R-15 and GB (General Business) Zoning District and consist of 6.67 acres and 0.58 acres. Refer application to the Town Engineer, Town Director of Municipal Development, Town Planning Consultant, Dutchess County Department of Planning and Development, New York State Department of Transportation and the Glenham Fire District.
2. **McDonald's Restaurant - Amended Site Development Plan** - Applicant requests approval to amend the existing Site Development Plan approval to remove and replace the existing cooler box, to relocate the trash enclosure and to upgrade the existing landscaping and building façade. The parcel for this proposal is located at 453 US Route 9 (Dutchess Mall) in the PSC (Planned Shopping Center) Zoning District. Refer application to the Town Engineer, Town Municipal Development Director, Town Planning Consultant, Town Building Department, Dutchess County Department of Planning and Development and the Rombout Fire District.

REVIEWS:

1. **Waterfront at Fishkill - Retail Parcel - Site Development Plan** - Board to review revised architectural plan and proposed sign details for retail buildings A and B.
2. **Toll Bros. Merritt Park Condominiums** - Re-establishment of Lead Agency under 617.6(b)(6)(i)(c) of the State Environmental Quality Review Act (SEQRA).
3. **The Crest at Fishkill (formerly known as Kushner Residential Development) - Site Plan** - continuation of project review.
4. **Hold Subdivision** - project review.
5. **Peak Enterprises - Special Use Permit** - Board to review Resolution of Preliminary and Final Approval - Site Development Plan and Resolution of Approval - Special Use Permit.
6. **Mid Hudson Medical Group, P.C. - Subdivision & Site Development Plan** - continuation of project review.
7. **Quality Inn Hotel - Special Use Permit** - Review Negative Declaration and continuation of project review.
8. Board to approve September 22, 2005 Planning Board Meeting Minutes.